

2021 HOTEL INSPECTIONS RESULTING IN A RED TAG & CLOSING OF BUSINESS



PLANNING & DEVELOPMENT

HACIENDA MOTEL

- 1st Inspection 4/28/2021
- Reinspected & Red Tagged 6/28/2021
- 1st Notice Letter 7/12/2021
hand delivered & mailed



FIRST NOTICE SERVED JULY 12, 2021



July 12, 2021

Raj Bhikhabhai Patel
2510 E Hwy 66
Gallup, NM 87301

Mayor Louis Bonaguidi
Councilor Linda Garcia, District 1
Councilor Michael Schaaf, District 2
Councilor Yogesh Kumar, District 3
Councilor Fran Palochak, District 4
Maryann Ustick, City Manager
Curtis G. Hayes, City Attorney

FIRST NOTICE

To Whom It May Concern:

Gallup has made major strides in improving our community image over the past decade by promoting a positive image that not only encourages the favorable impressions on visitors of an attractive community but also enriches the neighborhood quality of life for those living here. To that end, a significant contribution has been the conscientious maintenance of private property by its owners.

Recently, the City of Gallup conducted an annual inspection of your property. The Hacienda Motel located on 2510 E Hwy 66, it has come to our attention that your property is in violation of multiple City ordinances. The following conditions shall be determined as unsafe and shall be repaired or replaced to comply with the City of Gallup Municipal, International Property Maintenance Code to include the Land Development Standards.

VIOLATIONS CONSIST OF:

INTERIOR & EXTERIOR STRUCTURE

108.1.3 Structure unfit for human occupancy. A structure is unfit for human occupancy whenever the code official finds that such structure is unsafe, unlawful or, because of the degree to which the structure is in disrepair or lacks maintenance, is insanitary, vermin or rat infested, contains filth and contamination, or lacks ventilation, illumination, sanitary or heating facilities or other essential equipment required by this code, or because the location of the structure constitutes a hazard to the occupants of the structure or to the public.

108.1.5 Dangerous structure or premises. For the purpose of this code, any structure or premises that has any or all of the conditions or defects described below shall be considered dangerous:

1. Any door, aisle, passageway, stairway, exit or other means of egress that does not conform to the approved building or fire code of the jurisdiction as related to the requirements for existing buildings.

2. The walking surface of any aisle, passageway, stairway, exit or other means of egress is so warped, worn loose, torn or otherwise unsafe as to not provide safe and adequate means of egress.

301.2 Responsibility. The owner of the premises shall maintain the structures and exterior property in compliance with these requirements, except as otherwise provided for in this code. A person shall not occupy as owner-occupant or permit another person to occupy premises that are not in a sanitary and safe condition and that do not comply with the requirements of this chapter.

302.1 Sanitation. Exterior property and premises shall be maintained in a clean, safe and sanitary condition. The occupant shall keep that part of the exterior property that such occupant occupies or controls in a clean and sanitary condition.

302.3 Sidewalks and driveways. Sidewalks, walkways, stairs, driveways, parking spaces and similar areas shall be kept in a proper state of repair, and maintained free from hazardous conditions.

302.4 Weeds. Premises and exterior property shall be maintained free from weeds or plant growth in excess

302.7 Accessory structures. Accessory structures, including detached garages, fences and walls, shall be maintained structurally sound and in good repair.

302.8 Motor vehicles. Except as provided for in other regulations, no inoperative or unlicensed motor vehicle shall be parked, kept or stored on any premises, and no vehicle shall at any time be in a state of major disassembly, disrepair, or in the process of being stripped or dismantled. Painting of vehicles is prohibited unless conducted inside an approved spray booth.

302.9 Defacement of property. No person shall willfully or wantonly damage, mutilate or deface any exterior surface of any structure or building on any private or public property by placing thereon any marking, carving or graffiti.

304.1 General. The exterior of a structure shall be maintained in good repair, structurally sound and sanitary so as not to pose a threat to the public health, safety or welfare. It shall be the responsibility of the owner to restore said surface to an approved state of maintenance and repair.

304.1.1 Unsafe conditions. The following conditions shall be determined as unsafe and shall be repaired or replaced to comply with the International Building Code or the International Existing Building Code as required for existing buildings:

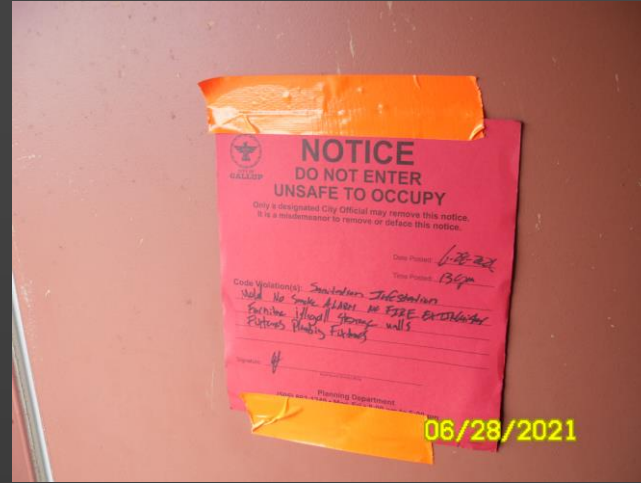
304.2 Protective treatment. Exterior surfaces, including but not limited to, doors, door and window frames, cornices, porches, trim, balconies, decks and fences, shall be maintained in good condition. Exterior wood surfaces, other than decay-resistant woods, shall be protected from the elements and decay by painting or other protective covering or treatment. Peeling, flaking and chipped paint shall be eliminated and surfaces repainted. Siding and masonry joints, as well as those between the building envelope and the perimeter of windows, doors and skylights, shall be maintained weather resistant and water tight. Metal surfaces subject to rust or corrosion shall be coated to inhibit such rust and corrosion, and surfaces with rust or corrosion shall be stabilized and coated to inhibit future rust and corrosion. Oxidation stains shall be removed from exterior surfaces. Surfaces designed for stabilization by oxidation are exempt from this requirement.

304.4 Structural members. Structural members shall be maintained free from deterioration, and shall be capable of safely supporting the imposed dead and live loads.

ISSUES WITH UNSAFE FLOORING, EXPOSED WIRING, STRUCTURE, ILLEGAL PLUMBING & INFESTATION



ISSUES WITH MEANS OF EGRESS, CLOGGED HVAC VENTS, ROOF & GUTTERS, FLOORING & INSANITARY



BLUE SPRUCE MOTEL

- 1st Inspection 5/3/2021
- 1st Notice Letter mailed 5/19/2021
- Reinspected & Red Tagged 6/14/2021
- No 2nd Notice Letter was issued since the owner talked with the Planning Director and had no interest in repairing the motel to reopen.



FIRST NOTICE SERVED MAY 19, 2021



May 19, 2021

George & Saufong Soo Hoo
918 E Hill Ave
Gallup, NM 87301

Mayor Louis O. Bonaguidi
Linda Garcia, District 1 Councilor
Michael Schaaf, District 2 Councilor
Yogesh Kumar, District 3 Councilor
Fran Palochuk, District 4 Councilor
Maryann Ustick, City Manager
Curtis Hayes, City Attorney

FIRST NOTICE

Dear Mr. & Mrs. Soo Hoo:

Gallup has made major strides in improving our community image over the past decade by promoting a positive image that not only encourages the favorable impressions on visitors of an attractive community but also enriches the neighborhood quality of life for those living here. To that end, a significant contribution has been the conscientious maintenance of private property by its owners.

Recently, the City of Gallup conducted an annual inspection of your property. The Blue Spruce Lodge located on 1119 E Hwy 66, it has come to our attention that your property is in violation of multiple City ordinances. The following conditions shall be determined as unsafe and shall be repaired or replaced to comply with the City of Gallup Municipal, International Property Maintenance Code to include the Land Development Standards.

Violations consist of:

301.2 Responsibility. The owner of the premises shall main-tain the structures and exterior property in compliance with these requirements, except as otherwise provided for in this code. A person shall not occupy as owner-occupant or permit another person to occupy premises that are not in a sanitary and safe condition and that do not comply with the require-ments of this chapter.

302.1 Sanitation. Exterior property and premises shall be maintained in a clean, safe and sanitary condition. The occu-pant shall keep that part of the exterior property that such occupant occupies or controls in a clean and sanitary condi-tion.

302.3 Sidewalks and driveways. Sidewalks, walkways, stairs, driveways, parking spaces and similar areas shall be kept in a proper state of repair, and maintained free from haz-ardous conditions.

302.4 Weeds. Premises and exterior property shall be main-tained free from weeds or plant growth in excess

302.7 Accessory structures. Accessory structures, including detached garages, fences and walls, shall be maintained structurally sound and in good repair.

302.9 Defacement of property. No person shall willfully or wantonly damage, mutilate or deface any exterior surface of any structure or building on any private or public property by placing thereon any marking, carving or graffiti.

EXTERIOR STRUCTURE

304.1 General. The exterior of a structure shall be main-tained in good repair, structurally sound and sanitary so as not to pose a threat to the public health, safety or welfare. It shall be the responsibility of the owner to restore said surface to an approved state of maintenance and repair.

304.1.1 Unsafe conditions. The following conditions shall be determined as unsafe and shall be repaired or replaced to comply with the International Building Code or the International Existing Building Code as required for existing buildings:

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304.4 Structural members. Structural members shall be maintained free from deterioration, and shall be capable of safely supporting the imposed dead and live loads.

304.5 Foundation walls. Foundation walls shall be main-tained plumb and free from open cracks and breaks and shall be kept in such condition so as to prevent the entry of rodents and other pests.

304.6 Exterior walls. Exterior walls shall be free from holes, breaks, and loose or rotting materials; and maintained weath-erproof and properly surface coated where required to pre-vent deterioration.

304.7 Roofs and drainage. The roof and flashing shall be sound, tight and not have defects that admit rain. Roof drain-age shall be adequate to prevent dampness or deterioration in the walls or interior portion of the structure. Roof drains, gut-ters and downspouts shall be maintained in good repair and free from obstructions. Roof water shall not be discharged in a manner that creates a public nuisance.

304.10 Stairways, decks, porches and balconies. Every exterior stairway, deck, porch and balcony, and all appurte-nances attached thereto, shall be maintained structurally sound, in good repair, with proper anchorage and capable of supporting the imposed loads.

INTERIOR STRUCTURE

305.1 General. The interior of a structure and equipment therein shall be maintained in good repair, structurally sound and in a sanitary condition. Occupants shall keep that part of the structure that they occupy or control in a clean and sani-tary condition. Every owner of a structure containing a room-ing house, housekeeping units, a hotel, a dormitory, two or more dwelling units or two or more nonresidential occupan-cies, shall maintain, in a clean and sanitary condition, the shared or public areas of the structure and exterior property.

ISSUES WITH STRUCTURE, MOLD, PLUMBING FIXTURES, UNSAFE FLOORING & INFESTATION



ISSUES WITH WEEDS, ILLEGAL STORAGE, ILLEGAL PLUMBING, FOUNDATION, GRAFITTI & INSANITARY



ARROWHEAD LODGE

- 1st Inspection 5/3/2021
- Reinspected & Red Tagged 6/16/2021
- 1st Notice Letter 6/23/2021
hand delivered & mailed



FIRST NOTICE SERVED JUNE 23, 2021



June 23, 2021

AAP Incorporate C/O ABHAYAYAM Inc
1115 E Hwy 66
Gallup, NM 87301

Mayor Louis Bonaguidi
Councillor Linda Garcia, District 1
Councillor Michael Schaak, District 2
Councillor Yogesh Kumar, District 3
Councillor Fran Palochak, District 4

Maryann Usick, City Manager
Curtis G. Hayes, City Attorney

FIRST NOTICE

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Recently, the City of Gallup conducted an annual inspection of your property. The Arrowhead Lodge located on 1191 E Hwy 66. it has come to our attention that your property is in violation of multiple City ordinances. The following conditions shall be determined as unsafe and shall be repaired or replaced to comply with the City of Gallup Municipal, International Property Maintenance Code to include the Land Development Standards.

VIOLATIONS CONSIST OF:

INTERIOR & EXTERIOR STRUCTURE

108.1.3 Structure unfit for human occupancy. A structure is unfit for human occupancy whenever the code official finds that such structure is unsafe, unlawful or, because of the degree to which the structure is in disrepair or lacks maintenance, is insanitary, vermin or rat infested, contains filth and contamination, or lacks ventilation, illumination, sanitary or heating facilities or other essential equipment required by this code, or because the location of the structure constitutes a hazard to the occupants of the structure or to the public.

108.1.5 Dangerous structure or premises. For the purpose of this code, any structure or premises that has any or all of the conditions or defects described below shall be considered dangerous:

1. Any door, aisle, passageway, stairway, exit or other means of egress that does not conform to the approved building or fire code of the jurisdiction as related to the requirements for existing buildings.

2. The walking surface of any aisle, passageway, stairway, exit or other means of egress is so warped, worn loose, torn or otherwise unsafe as to not provide safe and adequate means of egress.

301.2 Responsibility. The owner of the premises shall maintain the structures and exterior property in compliance with these requirements, except as otherwise provided for in this code. A person shall not occupy as owner-occupant or permit another person to occupy premises that are not in a sanitary and safe condition and that do not comply with the requirements of this chapter.

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302.3 Sidewalks and driveways. Sidewalks, walkways, stairs, driveways, parking spaces and similar areas shall be kept in a proper state of repair, and maintained free from hazardous conditions.

302.4 Weeds. Premises and exterior property shall be maintained free from weeds or plant growth in excess

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304.4 Structural members. Structural members shall be maintained free from deterioration, and shall be capable of safely supporting the imposed dead and live loads.

304.5 Foundation walls. Foundation walls shall be maintained plumb and free from open cracks and breaks and shall be kept in such condition so as to prevent the entry of rodents and other pests.

ISSUES WITH STRUCTURE, UNSAFE HEATING & COOLING, INFESTATION & INSANITARY



ISSUES WITH ILLEGAL PLUMBING, PLUMBING FIXTURES, ROOF & WALL DAMAGE



LARIAT LODGE

- 1st Inspection 5/5/2021
- 1st Notice Letter mailed 5/6/2021
- Reinspected & Red Tagged 6/9/2021
- Notice Letter 6/21/2021 hand delivered & mailed



FIRST NOTICE SERVED MAY 6, 2021



Mayor Louis O. Bonaguidi
Linda Garcia, District 1 Councilor
Michael Schaff, District 2 Councilor
Yogesh Kumar, District 3 Councilor
Fran Palochak, District 4 Councilor
Maryann Ustick, City Manager
Curtis Hayes, City Attorney

May 06, 2021

AAP Incorporate C/O ABHAYAM Inc
1115 E Hwy 66
Gallup, New Mexico 87301

FIRST NOTICE

To Whom It May Concern:

Gallup has made major strides in improving our community image over the past decade by promoting a positive image that not only encourages the favorable impressions on visitors of an attractive community but also enriches the neighborhood quality of life for those living here. To that end, a significant contribution has been the conscientious maintenance of private property by its owners.

Recently, it has come to our attention that your property located on 1105 E Hwy 66 the Lariat Lodge is becoming an eyesore and is detracting from our community image and neighborhood pride. This perception is typically caused by nuisance weeds higher than 8 inches to include rubbish trash & debris in the rear of the property. These are in violation of the City of Gallup International Property Maintenance Codes Section(s): 301.2 Responsibility; 302.4 Weeds; 308.1 Accumulation of Rubbish & Debris. The City of Gallup Municipal Codes Section(s): 4-1-4-1 Public Nuisance 4-5-2 Growth or Accumulation; 4-5-3 Duty of Owner. To abate the violations please cut all nuisance weeds, remove all trash rubbish & debris throughout the property and dispose of properly.

To continue enhancing our community image and neighborhood pride, we ask that you correct the applicable conditions on your property within the next two weeks and then invest the necessary effort in the continuous upkeep of your property. Please contact the City of Gallup to discuss compliance strategies. A re inspection will be conducted on May 21, 2021.

Your consideration and cooperation in this matter is deeply appreciated and **THANK YOU** in advance for your personal commitment in sustaining neighborhood pride and the quality of life in our community. If you have any questions or need any assistance regarding this matter, please call me at (505) 726-2611, Monday through Friday, 8 a.m. to 5 p.m.

Sincerely,

Officer Soto, Code Enforcement Dist. 1
Planning & Development
City of Gallup

NOTICE SERVED JUNE 21, 2021



June 21, 2021

AAP Incorporate C/O ABHAYAYAM Inc
1115 E Hwy 66
Gallup, NM 87301

Mayor Louis Bonaguidi
Councilor Linda Garcia, District 1
Councilor Michael Schaaf, District 2
Councilor Yogash Kumar, District 3
Councilor Fran Palochak, District 4

Maryann Utick, City Manager
Curtis G. Hayes, City Attorney

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Recently, the City of Gallup conducted an annual inspection of your property. The Lariat Lodge located on 1105 E Hwy 66. it has come to our attention that your property is in violation of multiple City ordinances. The following conditions shall be determined as unsafe and shall be repaired or replaced to comply with the City of Gallup Municipal, International Property Maintenance Code to include the Land Development Standards.

VIOLATIONS CONSIST OF:

INTERIOR & EXTERIOR STRUCTURE

108.1.3 Structure unfit for human occupancy. A structure is unfit for human occupancy whenever the code official finds that such structure is unsafe, unlawful or, because of the degree to which the structure is in disrepair or lacks maintenance, is insanitary, vermin or rat infested, contains filth and contamination, or lacks ventilation, illumination, sanitary or heating facilities or other essential equipment required by this code, or because the location of the structure constitutes a hazard to the occupants of the structure or to the public.

108.1.5 Dangerous structure or premises. For the purpose of this code, any structure or premises that has any or all of the conditions or defects described below shall be considered dangerous:

1. Any door, aisle, passageway, stairway, exit or other means of egress that does not conform to the approved building or fire code of the jurisdiction as related to the requirements for existing buildings.

2. The walking surface of any aisle, passageway, stairway, exit or other means of egress is so warped, worn loose, torn or otherwise unsafe as to not provide safe and adequate means of egress.

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ISSUES WITH STRUCTURE, ILLEGAL PLUMBING, INFESTATION & INSANITARY



ISSUES WITH UNSAFE FLOORING, DAMAGED WINDOWS, WALLS, FENCE, GRAFFITI, ETC.



ZIA MOTEL

- 1st Inspection 5/5/2021
- Reinspected & Red Tagged 6/23/2021
- 1st Notice Letter 7/12/2021
hand delivered & mailed



FIRST NOTICE SERVED JULY 12, 2021



Mayor Louis Bonaguidi
Councilor Linda Garcia, District 1
Councilor Michael Schaaf, District 2
Councilor Yogesh Kumar, District 3
Councilor Fran Palochak, District 4

Maryann Uslick, City Manager
Curtis G. Hayes, City Attorney

July 12, 2021

Kajel K. Patel
1105 E Hwy 66
Gallup, NM 87301

FIRST NOTICE

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Recently, the City of Gallup conducted an annual inspection of your property. The Zia Motel located on 915 E Hwy 66, it has come to our attention that your property is in violation of multiple City ordinances. The following conditions shall be determined as unsafe and shall be repaired or replaced to comply with the City of Gallup Municipal, International Property Maintenance Code to include the Land Development Standards.

VIOLATIONS CONSIST OF:

INTERIOR & EXTERIOR STRUCTURE

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2. The walking surface of any aisle, passageway, stairway, exit or other means of egress is so warped, worn loose, torn or otherwise unsafe as to not provide safe and adequate means of egress.

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ISSUES WITH ROOF & WALL DAMAGE, DAMAGED PLUMBING, INFESTATION & INSANITARY



ISSUES WITH ROOF, WINDOWS & FLOORING



ISSUES WITH STRUCTURE, WINDOW CEILS, ROOF & WALL DAMAGE



REDWOOD LODGE

- 1st Inspection 5/17/2021
- Reinspected & Red Tagged 6/29/2021
- 1st Notice Letter 7/12/2021
hand delivered & mailed



FIRST NOTICE SERVED JULY 12, 2021



July 12, 2021

Sravaraj Corp
2510 E Hwy 66
Gallup, NM 87301

Mayor Louis Bonaguidi
Councilor Linda Garcia, District 1
Councilor Michael Schaaf, District 2
Councilor Yogesh Kumar, District 3
Councilor Fran Palochak, District 4

Maryann Ursick, City Manager
Curtis G. Hayes, City Attorney

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1. Any door, aisle, passageway, stairway, exit or other means of egress that does not conform to the approved building or fire code of the jurisdiction as related to the requirements for existing buildings.

2. The walking surface of any aisle, passageway, stairway, exit or other means of egress is so warped, worn loose, torn or otherwise unsafe as to not provide safe and adequate means of egress.

301.2 Responsibility. The owner of the premises shall maintain the structures and exterior property in compliance with these requirements, except as otherwise provided for in this code. A person shall not occupy as owner-occupant or permit another person to occupy premises that are not in a sanitary and safe condition and that do not comply with the requirements of this chapter.

302.1 Sanitation. Exterior property and premises shall be maintained in a clean, safe and sanitary condition. The occupant shall keep that part of the exterior property that such occupant occupies or controls in a clean and sanitary condition.

302.3 Sidewalks and driveways. Sidewalks, walkways, stairs, driveways, parking spaces and similar areas shall be kept in a proper state of repair, and maintained free from hazardous conditions.

302.4 Weeds. Premises and exterior property shall be maintained free from weeds or plant growth in excess

302.7 Accessory structures. Accessory structures, including detached garages, fences and walls, shall be maintained structurally sound and in good repair.

302.8 Motor vehicles. Except as provided for in other regulations, no inoperative or unlicensed motor vehicle shall be parked, kept or stored on any premises, and no vehicle shall at any time be in a state of major disassembly, disrepair, or in the process of being stripped or dismantled. Painting of vehicles is prohibited unless conducted inside an approved spray booth.

302.9 Defacement of property. No person shall willfully or wantonly damage, mutilate or deface any exterior surface of any structure or building on any private or public property by placing thereon any marking, carving or graffiti.

304.1 General. The exterior of a structure shall be maintained in good repair, structurally sound and sanitary so as not to pose a threat to the public health, safety or welfare. It shall be the responsibility of the owner to restore said surface to an approved state of maintenance and repair.

304.1.1 Unsafe conditions. The following conditions shall be determined as unsafe and shall be repaired or replaced to comply with the International Building Code or the International Existing Building Code as required for existing buildings:

304.2 Protective treatment. Exterior surfaces, including but not limited to, doors, door and window frames, cornices, porches, trim, balconies, decks and fences, shall be maintained in good condition. Exterior wood surfaces, other than decay-resistant woods, shall be protected from the elements and decay by painting or other protective covering or treatment. Peeling, flaking and chipped paint shall be eliminated and surfaces repainted. Siding and masonry joints, as well as those between the building envelope and the perimeter of windows, doors and skylights, shall be maintained weather resistant and water tight. Metal surfaces subject to rust or corrosion shall be coated to inhibit such rust and corrosion, and surfaces with rust or corrosion shall be stabilized and coated to inhibit future rust and corrosion. Oxidation stains shall be removed from exterior surfaces. Surfaces designed for stabilization by oxidation are exempt from this requirement.

304.4 Structural members. Structural members shall be maintained free from deterioration, and shall be capable of safely supporting the imposed dead and live loads.

ISSUES WITH UNSAFE FLOORING, ILLEGAL PLUMBING, STRUCTURE & FOUNDATION ISSUES, INFESTATION & INSANITARY



ISSUES WITH RUST & MOISTURE, ILLEGAL PLUMBING, ROOF LEAKS, EXPOSED WIRING, TRASH & DEBRIS

